

What is a traffic impact analysis?

A traffic impact analysis (TIA) is a study of the potential traffic impacts of a development on the surrounding transportation system. The purpose of the study is to document the impacts as required by city codes and state environmental law (SEPA) and to recommend mitigation for those impacts.

When is a TIA required?

Generally, a TIA is required when the development is anticipated to generate 30 or more new PM peak-hour trips, according to the Transportation Department's adopted trip rates. Transportation Department staff can tell you your trip generation when you provide information about the size and type of your project.

In some circumstances, staff may require analysis when it appears that the development may cause difficulties for traffic operations in the vicinity of the project, even if the 30-trip threshold is not reached.

Who does the analysis?

The applicant's consultant provides the analysis, with the concurrency portion provided by the city (see below regarding concurrency). The consultant must be a professional engineer licensed to practice traffic engineering in the State of Washington.

Depending on workload, Transportation Department staff may conduct the analysis. Time spent to provide this information will be billed at the regular review rate. The applicant may retain his or her own consultant, if preferred.

What is the TIA based on?

Bellevue uses computer models of traffic volumes and street segments to aid in traffic impact analysis. These models contain information about traffic volumes and street and intersection improvements for different years. The model assumes growth in traffic volumes in the city based on economic and census data.

For the concurrency analysis, the model assumes the presence and benefit of streets that have been funded and approved for construction in the city's Capital Investment Program Plan.

What is included in a traffic impact analysis?

Typically, a TIA looks at three snapshots in the life of a development: short term (operational), mid-range (concurrency), and long term (horizon).

The *operational analysis* looks at traffic operations in the immediate vicinity of the development in the anticipated year of opening.

The *concurrency analysis* looks at traffic volumes and street improvements anticipated to be in place in approximately 6 years.

The *horizon analysis* looks at anticipated conditions approximately 12 years in the future and compares the development proposal with the land use growth assumptions in the city's adopted programmatic SEPA document, the Transportation Facility Plan (TFP).

If the proposal is within the range of the TFP growth assumptions, the city will adopt the TFP Environmental Impact Statement to fulfill the SEPA requirement for disclosure of long-term traffic impacts.

Why is the concurrency analysis required?

The state's Growth Management Act (GMA) requires that infrastructure keep pace with land use and growth. The city adopted the Traffic Standards Code (Bellevue City Code 14.10) in compliance with the GMA in 1989. The code and its associated administrative order detail the specifics of the city's concurrency plan.

A concurrency analysis is required only when the development will generate 30 or more new PM peak-hour trips.

Who prepares the concurrency analysis?

The city will provide the concurrency analysis after the applicant's consultant and Transportation Department staff have agreed on the appropriate trip generation figure, using the city's adopted rates. Staff will use the city's computer model to apply the concurrency test.

The resulting data, including trip distribution information, will be provided to the consultant for use as necessary in the project's operational analysis. The consultant may include the concurrency test results with the final TIA submittal.

Where can I get more information about how to prepare a traffic impact analysis?

See the Traffic Standards Code, BCC 14.10, available on-line at www.bellevuewa.gov.

This document is intended to provide guidance and is for informational use only. It cannot be used as a substitute for city codes. Additional information is available from Development Services at Bellevue City Hall or the city website at www.bellevuewa.org.

For further assistance, contact Transportation Department Development Review staff at 425-452-4236 or TransportationDevRev@ci.bellevue.wa.us. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).
